



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 6, 2012
1202-PUD-01
Exhibit 1

Petition Number: 1202-PUD-01

Subject Site Address: 16201 Springmill Road

Petitioner: CrossRoads Church of Westfield, Inc.

Request: Change in zoning from the AG-SF1 District to the CrossRoads Church PUD District

Current Zoning: AG-SF1

Current Land Use: Vacant

Approximate Acreage: 1.8 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Proposal
4. Traffic Impact Study

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the January 23, 2012 City Council meeting. The proposal will receive a public hearing at the February 6, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on February 6, 2012 at the APC meeting.
 - Notice of the February 6, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
 - The recommendation from the APC to the City Council may be made at the February 21, 2012 APC meeting.
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Project Overview

Location

The subject property is approximately 1.8 acres in size and is located on the east side of Springmill Road, just north of the entrance to the Springmill Commons shopping center (the "Property"). A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used.

Project Description

CrossRoads Church of Westfield, Inc. (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property which limits the range of permitted uses and establishes illustrative examples of the allowable building architecture and style. The Proposal also addresses vehicular access to the Property, and it establishes landscaping and buffer requirements in the event of a drive-thru on the Property.

Land Uses

The Proposal limits the permitted land uses to the following: Banks and Savings and Loan Associations, Credit Union Offices, Offices for a Real Estate Agent, Insurance Agent, Dentist, Doctor, Lawyer or similar professional occupation.

Building Elevations

The primary structure on the Property is required to have brick and stone as its primary material. It is also required to be of a similar style as that of the illustrative building photos included in the Proposal. The photos are of various office buildings and appear to have residential architectural elements, including a pitched roof.

Vehicular Access

The Proposal provides two (2) options for accessing the property: 1) a direct, full access cut on Springmill Road; or 2) access through the existing Springmill Commons shopping center to the east and south. Accompanying the PUD proposal, the Petitioner submitted a traffic study (see Exhibit "4") which concludes that either access configuration would result in acceptable levels of service to Springmill Road, if the site developed as a bank (the most intense permitted use). The traffic study recommends various improvements to Springmill Road to better accommodate either access option. The Petitioner has agreed to incorporate the recommended road improvements into the Proposal.



City Council Comments

The City Council offered feedback to the Petitioner during its January 23, 2012 introduction. Members of the Council asked about possibly including a restriction on the maximum size of the building and about the possibility of limiting the number of tenants in the building. The Petitioner offered to explore these items and may be able to provide an update at the APC meeting. Any modifications to the Proposal regarding these items will be incorporated into the materials submitted in advance of the APC's recommendation on this proposal.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet.

Water & Sewer System

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan, the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are



not contemplated in the Suburban Residential classification. The Future Land Use Map is not intended to be used as a parcel-specific map, but rather as a general guide for future development in Westfield-Washington Township.

2. Current conditions and the character of current structures and uses.

A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used and the structures appear to show signs of dilapidation.

3. The most desirable use for which the land is adapted.

The proposed financial institution or professional office uses would seem to be a low-impact complement to the existing uses in the vicinity. Redevelopment of the Property would eliminate an existing vacant, dilapidating structure.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

Staff Comments

1. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379.6467 or ktodd@westfield.in.gov.